

**A Preliminary Resolution of the Common Council  
of the City of Evansville Declaring an Economic Revitalization Area  
for Property Tax Phase-In for Redevelopment located at  
607 East Iowa Street, Evansville, Indiana  
Carpenter Court, L.P. (c/o Pioneer Development Services, Inc.)**

**Whereas, Carpenter Court (c/o Memorial Community Development Corp.),** (the "Applicant") has submitted Statement of Benefits and made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq, and Evansville Common Council Resolution C-2002-3 As Amended (the "Tax Phase-In Resolution") for property located at **607 East Iowa Street, Evansville, Indiana; and**

**Whereas,** said property meet the criteria for designation as Economic Revitalization Area pursuant to IC 6-1.1-12.1 et seq; and

**Whereas,** a residential project of five (5) or more units designated as an Economic Revitalization Area, must contain at least twenty percent (20%) of the units available for use by low and moderate income individuals; and

**Whereas,** Court Court, L.P. will require that one hundred percent (100%) of the households will be at or below 60% of Area Annual Median Income set by the Department of Housing and Urban Development.

**NOW THEREFORE, BE IT RESOLVED** by the Common Council of the City of Evansville as follows:

**Section 1.** The Common Council has reviewed the Statement of Benefits and additional information submitted pursuant to I.C. 6-1.1-12.1 and Common Council Resolution C-2002-3 As Amended and made the following findings:

- a. The estimate of the value of the redevelopment and/or rehabilitation to be undertaken by the Applicant is reasonable for projects of that type; and/or
- b. The estimate of the number of individuals who will be employed or whose employment will be retained by the project can be reasonably expected to result from the proposed redevelopment; and/or
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained by this project can reasonably be expected to result from the proposed redevelopment; and/or
- d. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction.

**FILED**

**AUG 19 2015**

*Jawa Windner*  
CITY CLERK

e. The property known as: **607 East Iowa Street, Evansville, Indiana** and more particularly described as follows:

82-06-20-025-103.016-029; 82-06-20-025-104.009-029

has been found to meet the requirements of an Economic Revitalization Area pursuant to IC 61.1-12.1.

**Section 2.** Based on these findings, the Common Council has determined that the purposes of IC 6-1.1-12.1 are served by allowing the deduction and the property described in Section 1.e. (above) is hereby declared to be an Economic Revitalization Area.

**Section 3.** The designation of this Economic Revitalization Area shall apply to property tax deductions for "real property" as provided in IC 6-1.1-12.1-4.

**Section 4.** The designation of this Economic Revitalization Area shall be in effect up to and including March 1, 2017.

**Section 5.** The length of deduction to be allowed for this project for "real property" shall be for 10 years.

**Section 6.** The Statement of Benefits submitted by the applicant is hereby approved.

**Section 7.** This Resolution shall be in full force and effect from and after its passage by the Common Council, signing by the Mayor, and advertisement, if any, as required by law.

**FILED**

**AUG 19 2015**

*Opus Windham*  
CITY CLERK

**PASSED BY** the Common Council of the City of Evansville, Indiana, on the  
14 day of September, 2015 on said day signed by the President  
of the Common Council and attested by the City Clerk.



\_\_\_\_\_  
**President of the Common Council, Dr. H. Dan Adams**

ATTEST: Laura Windhorst  
**Laura Windhorst, City Clerk**

Presented by me, the undersigned City Clerk of the City of Evansville, Indiana, to  
the Mayor of said city, this 16 day of September, 2015, for  
his consideration and action thereon.

Laura Windhorst  
**Laura Windhorst, City Clerk**  
**City of Evansville, Indiana**

Having examined the foregoing resolution, I do now, as Mayor of the City of  
Evansville, Indiana, approve said resolution and return the same to the City Clerk  
this 16th day of September, 2015.

Lloyd Winnecke  
**Lloyd Winnecke, Mayor**  
**City of Evansville, Indiana**

Ted Ziemer  
APPROVED AS TO FORM  
BY **TED ZIEMER** COUNSEL

**Attachment 1**

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**Real and Personal Property Schedule**

**Parcel ID: 82-06-20-025-103.016-029; 82-06-20-025-104.009-029**

**Resolution C-2015-12**

**Carpenter Court, L.P. (c/o Pioneer Development Services, Inc.)**

**Tax Phase-In Schedule – Real Property**

Real Property	
Year	Abatement
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%



# Application for Economic Revitalization Area Designation and Phase-In of Property Tax on Real Estate Improvements

Application is for Tax Phase-In on ☐ Residentially Distressed Area  
☒ Residential Economic Revitalization Area

## Part I: Taxpayer Information

### 1. Name of Taxpayer Seeking Phase-In

Pioneer Development Services, Inc., on behalf of Carpenter Court, L.P., a to-be-formed limited partnership

### 2. Street Address of Taxpayer

4312 W. Whiteland Road

### City

Bargersville

### State

IN

### Zip

46106

### 3. Name of Person Authorized to Represent Taxpayer in Making Application

Terrence J. Keusch

### 4. Street Address of Authorized Representative

4312 W. Whiteland Road

### City

Bargersville

### State

IN

### Zip

46106

### 5. Phone Number of Authorized Representative Fax Number of Authorized Representative

(317) 535-1011

### 6. Provide a brief description of the applicant's organization and operations, including history, previous development projects, experience and growth [Attach as "Applicant's Organization and Operations"]

Pioneer Development Services, Inc. is a development company specializing in affordable, multi-family, rental housing development. Established in 1998, Pioneer has developed eleven (11) Section 42 rental housing tax credit projects throughout the State of Indiana, including six (6) projects in Evansville. Pioneer has also served as consultant for nonprofit and for-profit developers on approximately twenty (20) additional affordable housing developments in Indiana.

Attached is a resume of Pioneer Development Services, Inc. and Terrence J. Keusch, its principal, outlining the applicant's experience, history, previous development projects, and growth.

**Part II: General Information on Property**

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1. Address of Property

607 E. Iowa Street, Evansville, Indiana 47711

2. Township in Which Property is Located

Pigeon Township

3. Legal Description of Property (Attach as "Legal Description")

See Attached Legal Description.

4. Tax Code(s) for Property

82-06-20-025-103.016-029; 82-06-20-025-104.009-029

5. Current Zoning

R-2 (Verified Petition for Rezoning to R-3 currently pending)

6a. How is Property Currently Being Used?

Not currently in use.

6b. what Structures are Currently on the Property?

A former school building.

6c. What is the Condition of the Structure(s)?

The school building is vacant and rapidly deteriorating with broken windows, water infiltration, and environmental issues. The Applicant is shoring up and temporarily securing the building to alleviate further extensive and aggressive deterioration.

### Part III: Statutory Requirements

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Under IC 6-1.1-12.1, designation of an Economic Revitalization Area, for projects with five (5) or more units, requires the city council to find that the proposed area has *"become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of the property."*

For designation as a Residentially Distressed Area (projects with four or less units) the city council must additionally find that the proposed area, as outlined in IC 6-1.1-12.1-12, has had a loss of population, net loss of dwelling units, significant building deficiencies and significant number of unimproved parcels.

What evidence can be provided that the project property meets the above statutory requirements?

The property has become undesirable for normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements, substandard buildings in the area which have impaired values or prevent a normal development of the property.

This is evidenced by the fact that the property contains a vacant, deteriorating building. This is also evidenced by the following: (1) the property is located in a "qualified census tract" as designated by HUD, and (2) the project will be constructed in an area where there has been little or no significant new development in recent years.

As a result, the project property meets the applicable statutory requirements.

## Part IV: Proposed Project

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1. Please Provide a Detailed Description of the Proposed Project. (You must attach a site plan to this application)

The Carpenter Court Apartments project will consist of the conversion of the former St. Joseph Catholic School building into a 45-unit affordable rental housing apartment complex.

The project will contain one-, two-, and three-bedroom units, including handicapped-accessible units.

The project will utilize Section 42 rental housing tax credits. As such, the rents will be restricted to 30%, 40%, 50%, and 60% of the area median income.

The project will also contain a community center, leasing office, police substation, Head Start classroom, on-site off-street parking, playground, landscaping, site amenities, and green space.

The site plan for the project is attached.

2. Will the Project Require Additional Municipal Services or Facilities? ☐ Yes ☒ No

If Yes, Please Explain

3. For Projects Seeking Phase-In for **REAL ESTATE IMPROVEMENTS**

a. What Physical Changes will be Made to Develop or Rehabilitate the Property?

The development of the property will consist of a complete renovation and conversion of the former school building into an apartment complex, including installation, replacement, and/or repair of roof, windows, doors, electrical and HVAC systems, and interior unit and common area build-outs. The development will also entail new landscaping, re-paving parking areas, and site amenities.

b. How Will the Subject Property be Used?

The property will be used as an affordable rental housing apartment complex.

Total Project Cost (\$)

\$7,337,600 (Detailed Project Cost Estimate attached)

Attach a detailed project cost estimate (Attach as "Project Cost") including, but not limited to:

Purchase of real estate and improvements

Site preparation

Demolition

Construction of new structures

Rehabilitation of existing structures

Infrastructure improvements

Architecture & engineering fees

Development fees



## Part V: Project Schedule

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Please Provide an Estimated Project Schedule Including (when applicable):

Closing of Purchase	Completion of Construction
Permitting	Occupancy of Facilities
Environmental Assessment and/or Remediation Activities	Purchase and Installation of New Manufacturing Equipment
Commencement of Construction	Other Pertinent Dates, as Appropriate
• Closing of Purchase	5/16
• Permitting	5/16
• Environmental Assessment and/or Remediation Activities	10/15
• Commencement of Construction	6/16
• Completion of Construction	6/17
• Occupancy of Facilities	2/15
• Purchase and Installation of New Manufacturing Equipment	N/A
• Other pertinent dates, as appropriate:	
- Submission of RHTC Application	11/15
- RHTC Awards	2/16

## Part VI: Occupancy

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1. Is this an owner-occupied, renter-occupied or mixed-tenancy project?

Renter-Occupied

2. Describe the intended or targeted market for this project, (i.e. household size, income levels, tenant mix, special needs, etc.)

One-, two-, and three bedroom units; At or below 60% AMI levels; Approximately 10% of units handicapped accessible.

3a. If owner-occupied housing, identify the targeted sale price(s)

N/A

3b. If renter-occupied, identify the targeted rental rate(s)

\$290 - \$655

4. In addition to tax phase-in, what other incentives, financing or other activities will be used to reach the intended market?

The project will utilize Section 42 rental housing tax credits. As such, project tenants will be income-qualified (at or below 60% of area median income), and the rents will be restricted to 30% - 60% AMI rents.

## Part VII: Furtherance of Development Objectives

Please identify how the proposed project meets one or more of the following development objectives [attach additional sheets if necessary]:

1. Use of currently vacant, but previously developed land:

N/A

2. Rehabilitation or replacement of obsolete, deteriorated, vacant or under-utilized buildings:

The project consists of the rehabilitation, adaptive re-use, and conversion of the obsolete, vacant, and deteriorated school building.

3. Project is a "good fit" or appropriate for the location (i.e. design, density)

The Project is located on the eastern edge of the Jacobsville neighborhood. The project is surrounded by single-family homes to the north, east, and west and St. Joseph Catholic Church to the south. The project is located one (1) block from Delaware Elementary School, and a market is located on the same block as the project. The project is also located within walking distance of downtown Evansville, major employers, restaurants, grocery and retail stores, health and social services providers, etc. Thus, the project is a good fit for the location.

4. Project will improve the community's physical appearance

The project will convert a vacant eye-sore into a vibrant apartment community with completely renovated exteriors, re-paved parking areas, new landscaping, and site amenities in an area that has had little or no new development in recent years. Thus, the project will significantly improve the physical appearance of the community.

5. Preservation of historically or architecturally significant property:

The development will preserve the former St. Joseph Catholic School building, which was originally built in 1953, including the gymnasium.

## Part VIII: Other Information

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1. Please include below, or attach, any additional information that you feel will assist in evaluating this request for property tax phase-in.


As a result of the development of the project, approximately 2 full-time or part-time jobs will be created (an on-site manager and a maintenance person). In addition, the development/construction of the project will benefit various local contractors, suppliers, and services providers. Ultimately, the project will also increase the property tax revenues for the City of Evansville, as well as increased utility revenue. Finally, the development of the project will provide safe, decent, and affordable housing units, thereby increasing and improving Evansville's affordable housing stock.

## Certifications

I understand that if tax phase-in is granted for this project, that the Applicant will be required to submit a "Compliance With Statement of Benefits" form annually; and

It is my further understanding that if the Applicant should fail to comply with its commitments in job creation, job retention, project investment and/or any other commitments associated with its tax phase-in application, that the designating body has the right, after conducting a public hearing, to terminate said tax phase-in deductions.

I hereby affirm and certify that the information and representations of fact made in this application are true and complete.



Title  
President

Date  
August 12, 2015

Signature of Authorised Representative

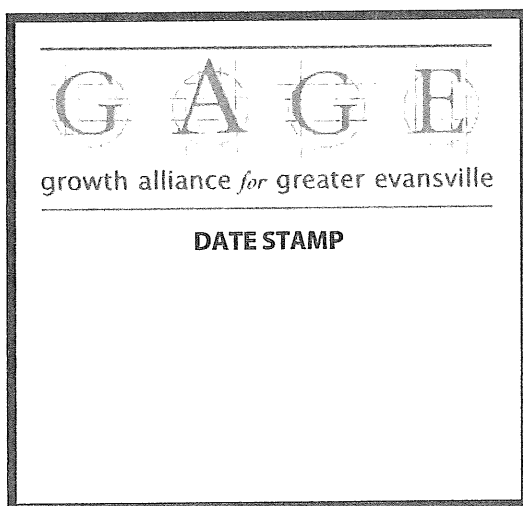
For this application to be complete, it must be accompanied by a signed "Statement of Benefits" (State Form 27167) and a check for the appropriate application fee. The check should be made payable to the Growth Alliance for Greater Evansville (GAGE).

### Application Fees:

Single or multi-family/Residentially Distressed Area  
Multi-family/Economic Revitalization Area

Cost of Publication  
\$250.00

Application fee submitted  
\$250



## **Part I (Item 6) Attachment**

### **Applicant's Organization and Operations**

***PIONEER DEVELOPMENT SERVICES, INC.***  
***TERRENCE J. KEUSCH, ESQ.***

4312 W. Whiteland Road  
Bargersville, Indiana 46106

Phone: (317) 535-1011  
E-mail: tkeusch@embarqmail.com

**EXPERIENCE**

**DEVELOPER / CONSULTANT / ATTORNEY**

In 1998, organized development consulting / development company, known as **Pioneer Development Services, Inc.**, and legal practice, focusing primarily on the development of tax credit financed affordable housing projects.

**ICE MILLER, Attorney, 1991-1998.**

Primary areas of practice included real estate finance, tax and general corporate law. From 1994-98, worked primarily in the area of multi-family housing utilizing Section 42 rental housing tax credits.

**EDUCATION**

**INDIANA UNIVERSITY SCHOOL OF LAW**

Bloomington, Indiana  
J.D., magna cum laude, 1991  
Order of the Coif  
London Law Consortium, London, England, 1990

**INDIANA UNIVERSITY**

Bloomington, Indiana  
B.S. in Accounting, with highest distinction, 1988

**PROFESSIONAL  
DESIGNATIONS/  
MEMBERSHIPS**

**Certified Public Accountant** (Certified by State of Illinois-1989)

**Indiana University Alumni Association**

**Indiana University Varsity Club**

**Indiana Landmarks**

- Project Review Committee (2003-2005)

**National Trust for Historic Preservation**

**Indiana Association for Community Economic Development**

- Board of Directors (2004-2013)

**Indiana Redevelopment Corporation**

- Board of Directors (2005-2008)

**Governor's Award for Excellence in Leadership in Affordable Housing** (2002)

**Housing Credit College Site Compliance Specialist**

**Indianapolis Neighborhood Resource Center**

- Board of Directors (2011-2014)

**Indiana Affordable Housing Council**

- Board of Directors (2012-Present)

## **AFFORDABLE HOUSING PROJECT INVOLVEMENT:**

Haciendas Apartments, Indianapolis, IN  
Cedar Trace Senior Apartments, Evansville, IN  
Cedar Trace Apartments III, Evansville, IN  
Cedar Trace Apartments II, Evansville, IN  
CAPE Place, Princeton, IN  
Pennwood Place, Indianapolis, IN  
Cedar Trace Apartments, Evansville, IN  
Memorial Townhouses II, Evansville, IN  
Constitution Gardens, Indianapolis, IN (1)  
Jacobsville Apartments II, Evansville, IN  
Jacobsville Apartments, Evansville, IN  
Scott Valley Court Apartments, Scottsburg, IN  
Granton Place Apartments, Marion, IN  
Franklin School Apartments, Indianapolis, IN  
Willow Manor Apartments, Bloomington, IN  
Nora Pines Apartments, Indianapolis, IN  
Rensselaer Creekside Apartments, Rensselaer, IN  
Foster's Landing Apartments, New Castle, IN  
East Street Apartments, Indianapolis, IN  
Lincoln Village Apartments, Huntingburg, IN  
Sacred Heart Apartments, Garrett, IN (2)  
Kingston Ridge Apartments, Gosport, IN  
Cotton Mill Apartments, Cannelton, IN (3)  
Homestead Development, West Baden Springs, IN  
Parke Place Apartments, Rockville, IN  
Mill Creek Apartments, Jasper, IN  
HIGH-II, Terre Haute, IN  
Village At Curry, Bloomington, IN  
46<sup>th</sup> Place Apartments, Lawrence, IN

## **HISTORIC REHABILITATION PROJECT INVOLVEMENT:**

Franklin School Apartments, Indianapolis, IN (Residential)  
Sacred Heart Apartments, Garrett, IN (Residential) (2)  
Cotton Mill Apartments, Cannelton, IN (Residential) (3)  
Homestead Development, West Baden Springs, IN (Residential/Commercial)  
Parke Place Apartments, Rockville, IN (Residential/Commercial)

(1) Recipient of the following awards:

- 2008 Mapleton-Fall Creek Development Corporation Business Award
- 2009 Governor's Award for Excellence in Affordable Housing - Urban

(2) Recipient of the following awards:

- 2004 Governor's Award for Excellence in Affordable Housing
- 2004 Associated Builders and Contractors Award of Excellence
- 2004 Indiana Historic Preservation Award

(3) Recipient of the following awards:

- 2002 Governor's Award for Excellence in Affordable Housing
- 2002 Perry-Spencer Step Ahead Council Community Impact Award
- 2002 Associated Builders and Contractors Award of Excellence
- 2003 Indiana Historic Preservation Award
- 2003 Indiana Achievement Award in Innovation Honorable Mention
- 2003 IACED Project of the Year
- 2003 National Trust for Historic Preservation National Preservation Award
- 2003 Indiana DNR-DHPA Outstanding Adaptive Reuse Award





## LIST OF RHTC DEVELOPMENTS

<u>Name of Development</u>	<u>City and State</u>	<u>Number of Units</u>	<u>Role of Pioneer</u>	<u>Year</u>
Haciendas Apartments	Indianapolis, IN	200	Consultant	2014
Cedar Trace Senior Apartments	Evansville, IN	51	Developer	2013
Cedar Trace Apartments III	Evansville, IN	48	Developer	2011
Cedar Trace Apartments II	Evansville, IN	35	Developer	2009
CAPE Place	Princeton, IN	28	Consultant	2009
Pennwood Place	Indianapolis, IN	35	Consultant	2009
Cedar Trace Apartments	Evansville, IN	35	Developer	2008
Constitution Gardens	Indianapolis, IN	72	Co-Developer	2007
Memorial Townhouses II	Evansville, IN	35	Consultant	2007
Jacobsville Apartments II	Evansville, IN	35	Developer	2006
Jacobsville Apartments	Evansville, IN	35	Developer	2005
Scott Valley Court Apartments	Scottsburg, IN	32	Consultant	2004
Granton Place Apartments	Marion, IN	40	Developer	2002
Willow Manor Apartments	Bloomington, IN	190	Consultant	2002
Franklin School Apartments	Indianapolis, IN	48	Consultant	2001
Nora Pines Apartments	Indianapolis, IN	254	Consultant	2001
Foster's Landing Apartments	New Castle, IN	90	Consultant	2001
Sacred Heart Apartments	Garrett, IN	42	Developer	2001
East Street Apartments	Indianapolis, IN	36	Consultant	2000
Lincoln Village Apartments	Huntingburg, IN	90	Co-Developer	2000
Kingston Ridge Apartments	Gosport, IN	32	Consultant	1999
Cotton Mill Apartments	Cannelton, IN	70	Consultant	1999
Homestead Development	West Baden Springs, IN	25	Consultant	1998
Parke Place Apartments	Rockville, IN	15	Consultant	1998
Mill Creek Apartments	Jasper, IN	40	Co-Developer	1998
HIGH-II	Terre Haute, IN	35	Consultant	1998
Village At Curry	Bloomington, IN	38	Consultant	1998

## **Part II (Item 3) Attachment**

### **Legal Description**

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lots One (1) through Six (6) in Block Three (3) of Kerth's Second Addition to the City of Evansville as per plat thereof, recorded in Plat Book D, pages 418-419 in the office of the Recorder of Vanderburgh County, Indiana.

Also part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 10 West of the 2nd P.M., lying in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point 30.0 feet East of the West line of said Quarter, Quarter Section and 30.0 feet South of the centerline of Iowa Street; thence along the South line of Iowa Street

- 1st: East 190.00 feet to the West line of Kerth's Second Addition to the City of Evansville as per plat thereof, recorded in Plat Book D, pages 418-419 in the office of the Recorder of Vanderburgh County; thence along said West line
- 2nd: South 100.00 feet; thence
- 3rd: West 190.00 feet to the East line of Garvin Street; thence along said East line
- 4th: North 100.00 feet to the point of beginning.

In all, the above described property contains 0.436 acres net.

ALSO: Part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 10 West of the 2nd P.M., lying in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point 125.0 feet East of the West line of said Quarter, Quarter Section and 30.0 feet North of the centerline of Iowa Street; thence parallel with the West line of Garvin Street

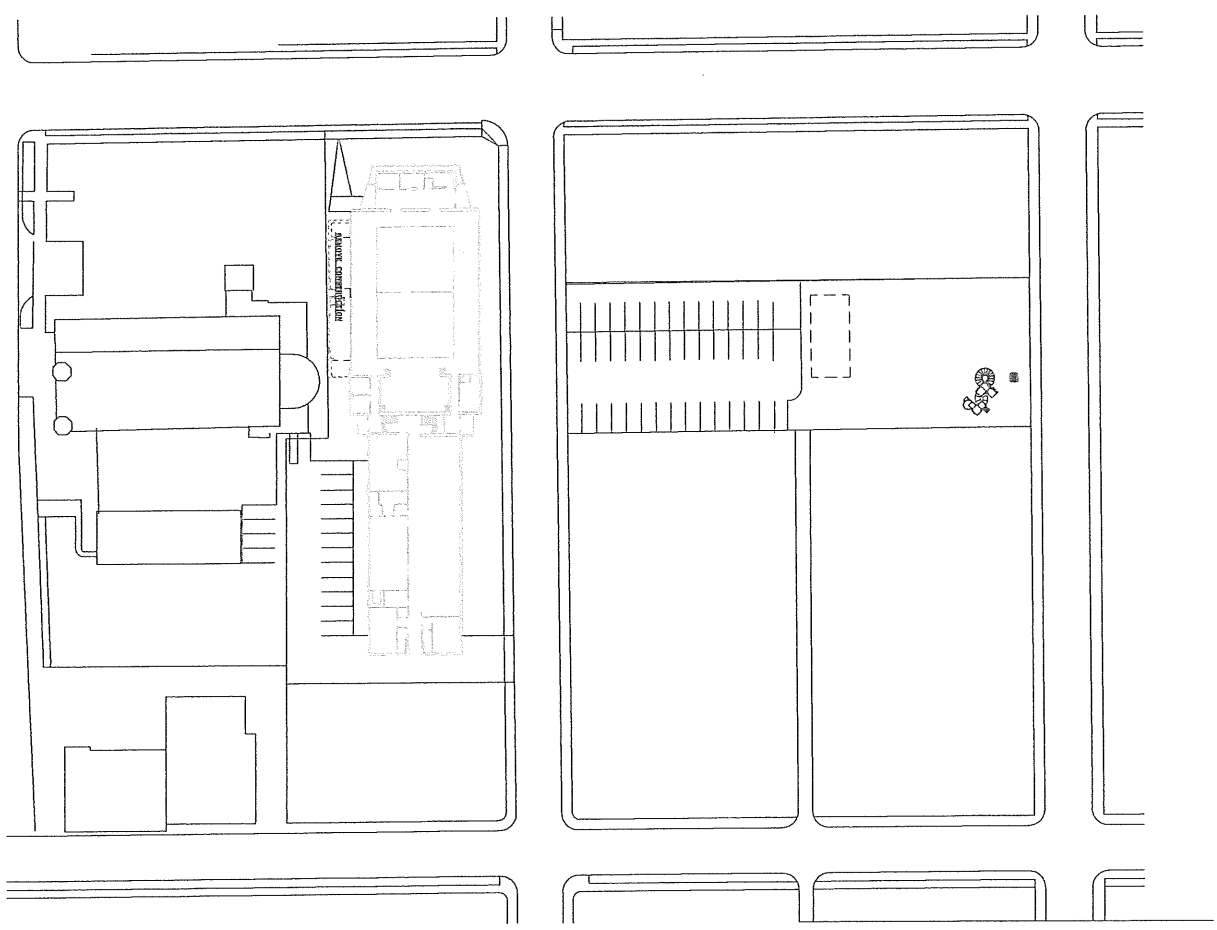
- 1st: North 270.00 feet to the South line of Delaware Street; thence along said South line
- 2nd: East 95.00 feet to the West line of Kerth's Second Addition to the City of Evansville as per plat thereof, recorded in Plat Book D, pages 418-419 in the office of the Recorder of Vanderburgh County; thence along said West line
- 3rd: South 270.00 feet to the North line of Iowa Street; thence along said North line
- 4th: West 95.00 feet to the point of beginning, containing 0.589 acres more or less.

PROPERTY: 607 E. Iowa Street

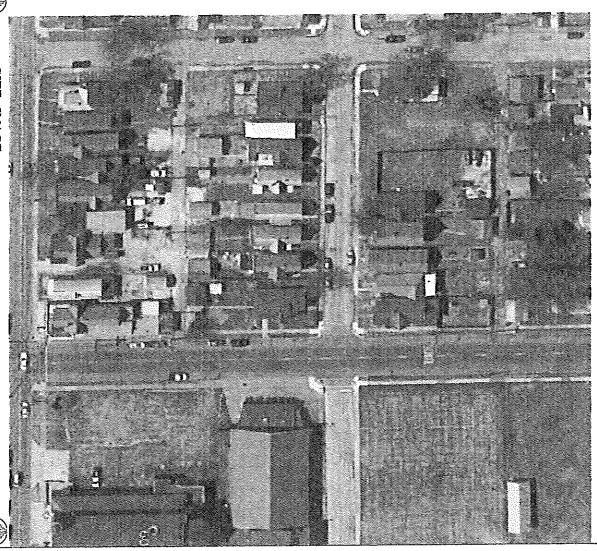
## **Part IV (Item 1.) Attachment**

### **Site Plan**

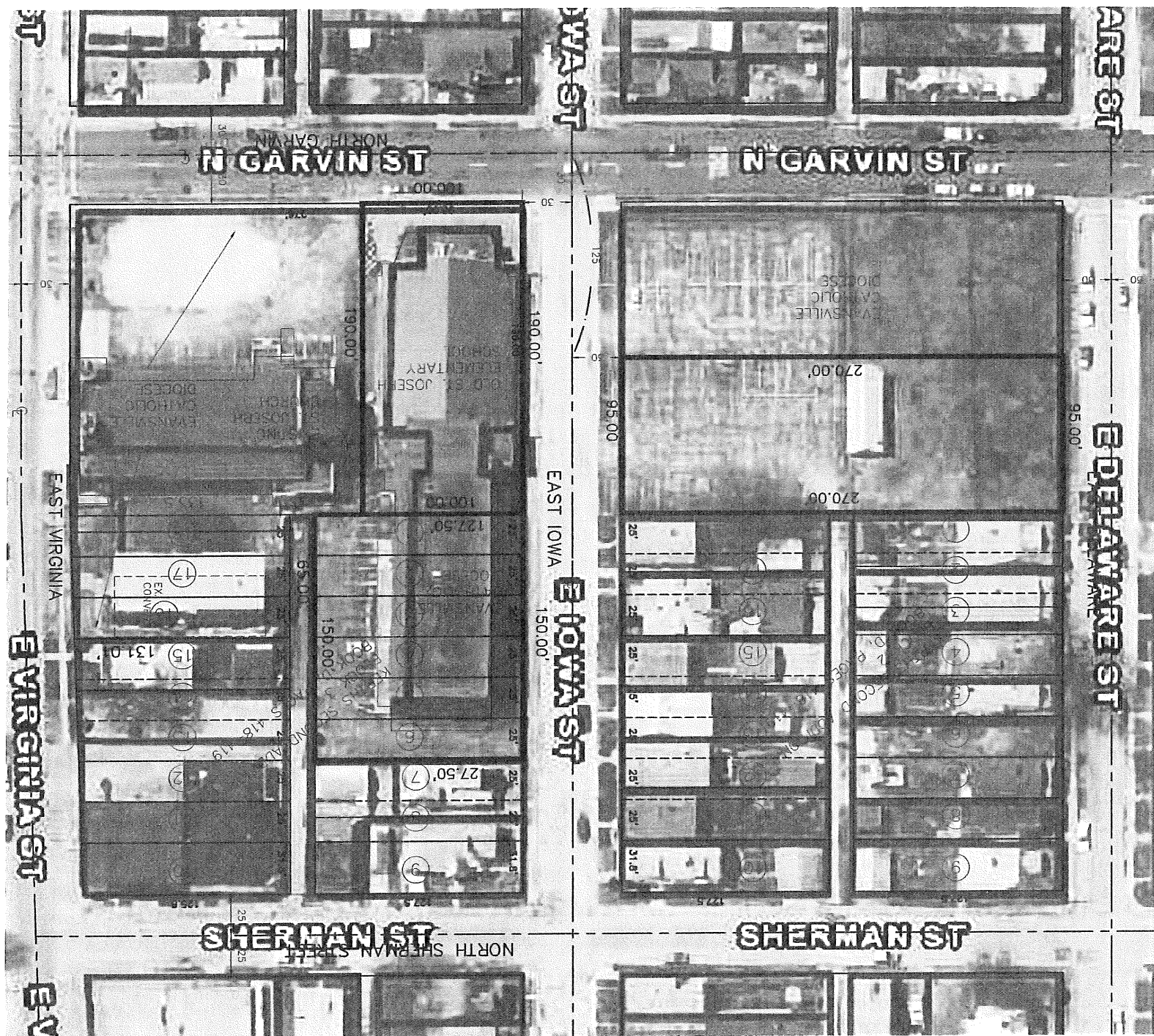
SITE PLAN



SITE IMAGE



1-BEDROOM UNITS	( 12 )
2-BEDROOM UNITS	( 28 )
3-BEDROOM UNITS	( 5 )
<b>TOTAL</b>	<b>45 UNITS</b>



## **Part IV (Item 3.c) Attachment**

### **Project Cost**

# CARPENTER COURT

## PROJECT COSTS

ITEMIZED COSTS:			
<b>To Purchase Land and Bldgs.</b>			
1. Land	0		
2. Demolition			
3. Existing Structures	0		
4. Brokerage Fees			
<b>Construction - Outside Contract</b>			
1. Site Work/ Construction (Outside Contract)	50,000		
2. Contingency	250,000		
<b>For Rehab and New Construction (Construction Contract Costs)</b>			
1. Site Work			
2. New Building			
3. Rehabilitation	4,740,000		
4. Accessory Building			
5. General Requirements*	284,400		
6. Contractor Overhead*	94,800		
7. Contractor Profit*	284,400		
<b>For Architectural and Engineering Fees</b>			
1. Architect Fee - Design	70,000		
2. Architect Fee - Supervision	25,000		
3. Construction Inspection Fees	35,000		
4. Engineering Fees	30,000		
5. Survey	15,000		
<b>Other Owner Costs</b>			
1. Building Permits	75,000		
2. Tap Fees			
3. Soil Borings			
4. Real Estate Attorney	40,000		
5. Construction Loan Legal	25,000		
6. Title and Recording	15,000		
7. Other (specify)			
Furniture / Equipment	20,000		
<b>Subtotal - This Page</b>			
	<b>6,053,600</b>		



# CARPENTER COURT

ITEMIZED COSTS:			
<b>Subtotal from Previous Page</b>		<b>6,053,600</b>	
<b>For Interim Costs</b>			
1. Construction Insurance	25,000		
2. Construction Interest	150,000		
3. Construction Loan Orig. Fee	50,000		
4. Construction Loan Credit Enhancement			
5. Real Estate Taxes	10,000		
<b>For Permanent Financing Fees &amp; Expenses</b>			
1. Bond Premium			
2. Credit Report			
3. Permanent Loan Orig. Fee	10,000		
4. Permanent Loan Credit Enhancement			
5. Cost of Iss/Underwriters Discount			
6. Title and Recording			
7. Counsel's Fee			
8. Other (Specify)			
<b>For Soft Costs</b>			
1. Property Appraisal	5,000		
2. Market Study	5,000		
3. Environmental Report	20,000		
4. IHFA Fees	52,000		
5. Consultant Fees	0		
6. Accounting	15,000		
<b>For Syndication Costs</b>			
1. Organizational (e.g. Partnership)	10,000		
2. Bridge Loan Fees and Exp			
3. Syndication	10,000		
4. Other (specify)			
<b>Developer's Fee*</b>			
_____ % Not-for Profit			
100 _____ % For-Profit	775,000		
<b>For Development Reserves</b>			
1. Rent-up Reserve	37,000		
2. Operating Reserve	110,000		
<b>Total Project Costs</b>		<b>7,337,600</b>	



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

### INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Carpenter Court, L.P. (c/o Pioneer Development Services, Inc.)					
Address of taxpayer (number and street, city, state, and ZIP code) 4312 W. Whiteland Road, Bargersville, Indiana 46106					
Name of contact person Terrence J. Keusch		Telephone number ( 317 ) 535-1011		E-mail address tkeusch@embarqmail.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Evansville City Council		Resolution number			
Location of property 607 E. Iowa Street, Evansville, Indiana 47711		County Vanderburgh		DLGF taxing district number 82-029	
Description of real property improvements, redevelopment, or rehabilitation ( <i>use additional sheets if necessary</i> ) Rehabilitation and adaptive/re-use conversion of vacant former St. Joseph Catholic School building and Convent into apartment complex with community center, leasing office, police substation, playground, parking, site amenities, etc.		Estimated start date (month, day, year) 6/1/2016		Estimated completion date (month, day, year) 6/1/2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 2.00	Salaries \$35,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00		0.00	
Plus estimated values of proposed project		7,337,600.00			
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		7,337,600.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits Increases affordable housing stock for low- to moderate-income residents of Evansville. Construction of project benefits local contractors, suppliers, and services providers. Ultimately, increases City/County property tax revenue.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 8/10/2015	
Printed name of authorized representative Terrence J. Keusch				Title President	

**FOR USE OF THE DESIGNATING BODY**

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed 2 calendar years\* (*see below*). The date this designation expires is March 21, 2017.

B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No  
 2. Residentially distressed areas ☒ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.

D. Other limitations or conditions (*specify*) \_\_\_\_\_

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☒ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number ( )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**Attachment 1**

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**Real and Personal Property Schedule**

**Parcel ID: 82-06-20-025-103.016-029; 82-06-20-025-104.009-029**

**Resolution C-2015-12**

**Carpenter Court, L.P. (c/o Pioneer Development Services, Inc.)**

**Tax Phase-In Schedule – Real Property**

Real Property	
Year	Abatement
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

# Report to Evansville City Council | 2015



Council Meeting 09/14/2015

**SUBJECT:** The Carpenter Court, L.P. project, presented by Pioneer Development Services, Inc., will entail the acquisition and rehabilitation of a vacant, deteriorated school building into a 45 unit affordable rental housing apartment complex. Using Section 42 tax credits the plan includes:

- One-, two-, and three-bedroom units including handicapped-accessible units
- Rents will be restricted based upon 30% -60% of the area median income
- Include community center, leasing office, police substation, head start classroom, and playground/greenspace

**Fiscal Impact:** Pioneer Development Services, Inc. estimates the redevelopment cost of the building and property at \$7,337,600.00.

**Recommendation:** Given the nature of the project (residential), the Growth Alliance works with the Department of Metropolitan Development to determine if a project is appropriate. Kelley Coures, Director, has deemed this project appropriate and is in favor of the project moving forward. As part of the Federal application process, the applicant must show local support for the project. Historically, we have done this with a traditionally scheduled 10 year Tax phase-in. Terry Keusch, president, has completed similar projects in the community, including the Cedar Trace apartments and senior living facility (2200 N 7th Ave, Evansville, IN).

**Assuming 100% rate, the total value of incentives would be approximately \$1 million and the project would generate a positive, Economic Impact of over \$7 million during the term of the abatement. More importantly, the community is provided additional rent controlled low to moderate income housing.**

The Growth Alliance has requested, and the applicant has agreed to, execution of an agreement with the City that would require the applicant to reimburse the City for an agreed to amount of the value of the benefits received to date in the event they would decide to terminate the facility within the 10 year period. This type of agreement has been referred to as a "claw back agreement" on prior projects.

**Attachments:**

Resolution

Application for Economic Revitalization Area Designation

Form SB-1/Real Property

**FILED**

**AUG 19 2015**